



City of Moorpark

COMMUNITY DEVELOPMENT DEPARTMENT: PLANNING – BUILDING AND SAFETY – CODE COMPLIANCE

799 Moorpark Avenue, Moorpark, California 93021 (805) 517-6200 fax (805) 532-2540

April 4, 2008

HOUSING POLICY
DEVELOPMENT, HCD

APR 07 2008

Cathy Creswell, Deputy Director
Division of Housing Policy Development
Department of Housing and Community Development
1800 Third Street, Room 430
Sacramento, CA 95814

Subject: 2007 City of Moorpark General Plan Annual Report

Dear Ms. Creswell,

Enclosed please find a copy of the 2007 City of Moorpark General Plan Annual Report, including the Housing Element Progress Report.

Please call me at (805) 517-6281, if you have any questions.

Sincerely,

David A. Bobardt
David A. Bobardt
Planning Manager

Attachment: 2007 General Plan Annual Report

C: Steven Kueny, City Manager (without attachment)
File
Chron

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Planning Director 

DATE: March 10, 2008 (CC Meeting of 3/19/2008)

SUBJECT: Consider the City of Moorpark 2007 General Plan Annual Report
Including the Housing Element Progress Report

BACKGROUND

Government Code Section 65400 requires the planning agency of each local government to provide an annual report on the status of the General Plan and its implementation, including progress in meeting the community's share of regional housing needs, with information concerning City efforts to remove local governmental constraints to the maintenance, improvement, and development of housing. This annual report must be provided to the City Council, the Governor's Office of Planning and Research, and the California Department of Housing and Community Development (HCD) by April 1st of each year, covering activities in the prior calendar year.

DISCUSSION

STATUS OF GENERAL PLAN AND IMPLEMENTATION PROGRESS

Land Use Element

A comprehensive update to the Land Use Element was adopted in May 1992. A number of substantial amendments have been made to this element since this time. These include the conversion of about 1,000 acres of rural residential designated land to higher residential densities and open space, the adoption or substantial amendment of three (3) Specific Plans (Carlsberg, Downtown, and Moorpark Highlands), and the approval of a voter-initiated City Urban Restriction Boundary (CURB). The Community Development Department has been working on a comprehensive update to this element, along with the Circulation Element, with hearings expected in 2008.

Amendments to the Land Use Element Approved in 2007

- General Plan Amendment No. 2004-05 – On July 18, 2007, the City Council adopted Resolution No. 2007-2611, approving a Land Use Element

Amendment, at the request of Essex Portfolio, L.P., to redesignate the planned land use on 10.57 acres of land from "Specific Plan 9" (80-120 units on 25 acres) with "School" overlay to "Very-High Density Residential" (up to 20 dwelling units per acre). This would permit the construction of two-hundred (200) apartment units on the site, with twenty percent (20%) of the units affordable to very low and low income households. A Development Agreement associated with this General Plan Amendment has not been executed by Essex Portfolio, L.P.

Land Use Element Amendment Applications in Process in 2007 that have Completed Pre-Screening

- General Plan Amendment No. 2007-01 – On July 31, 2007, 1 Moorpark, LLC (Charles Rim) filed an application to redesignate 48 acres north of Casey Road and west of Walnut Canyon Road, from "Rural Low Density Residential" (1 unit per 5 acres) to "Medium Density Residential" (4 units per acre) to permit the construction of 109 houses. This application was determined to be incomplete and processing awaits submittal of additional information.
- General Plan Amendment No. 2005-02 – This request from John C. Chiu is to add a new residential density category to the General Plan which would allow up to 25 units per acre. This density is not currently allowed by the General Plan, as the highest planned density currently allows up to 20 units per acre. This request is part of a request to construct fifty condominium units on a 2-acre site in downtown Moorpark. The application is currently incomplete.

Pre-Screening Applications for Land Use Element Amendments

City Council Resolution No. 99-1578 (updated by Resolution No. 2008-2672 subsequent to the timeframe of this report) requires pre-screening of requests for General Plan amendments, based on adopted criteria, prior to submittal of formal General Plan amendment applications. The following pre-screening application was on file with the City during the timeframe of this report:

- PS 2007-01 – On November 26, 2007, Lenny Dykstra filed an application to allow a Floor Area Ratio of 1.0 on land designated for General Commercial uses. This pre-screening application was later withdrawn.

Circulation Element

An updated General Plan Circulation Element was adopted in May 1992. Further analysis of circulation system alternatives continued in 1999 with the approval of Specific Plan No. 2. The adoption of Specific Plan No. 2 included a circulation system amendment to allow for the construction of an extension of Spring Road, to function as a connecting arterial between Los Angeles Avenue and Walnut Canyon Road, through the central portion of the City, establishing an additional north/south corridor. Specific Plan No. 2 also includes right-of-way reservations for the SR-23 and SR-118 arterials across the project site.

Table 4 shows residential projects that have been approved but are not yet under construction, with expected affordability by household income.

TABLE 4: APPROVED RESIDENTIAL PROJECTS NOT UNDER CONSTRUCTION

| Tract | Units | Applicant | Expected Inc. Category Served |
|----------------|------------|----------------------|---|
| 5053 and 5204* | 284 | Pacific Communities | 262 High (Market Rate) plus 22 Low plus fee for 15 Very Low |
| 5130 | 110 | Moorpark 150 LLC | 110 High (Market Rate) plus 7 Low and 5 Very Low off-site |
| 5425 | 102 | Shea Homes | 82 High (Market Rate) plus 5 Moderate, 9 Low, and 6 Very Low |
| 5347 | 21 | Birdsall | High (Market Rate) plus 1 Low and 1 Very Low off-site |
| 5463 | 49 | Toll Brothers | 49 High (Market Rate) plus 4 Low and 4 Very Low off-site |
| 5464** | 29 (net) | Toll Brothers | 36 High (Market Rate) plus 2 Low and 2 Very Low off-site |
| - | 200 | Essex Property Trust | 160 Moderate (Market and Restricted plus 24 Low and 16 Very Low |
| Total | 795 | - | - |

* Pacific Communities is working on a redesign to Tentative Tracts 5053 and 5204 that would increase the number of homes and change the type of project. If this is pursued, a new application will be required.

** Toll Brothers has indicated that it is no longer intending to build Tentative Tract 5464.

City Efforts to Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing Units - The City of Moorpark has taken the following steps in recent years to remove governmental constraints that hinder the development of affordable housing units:

1. Continued implementation of the City's General Plan, as discussed previously in this report.
2. Continued processing of development agreements and other entitlements with inclusionary affordable housing components.
3. Continued revisions to the Zoning Ordinance to allow more flexibility in affordable housing projects.
4. Compliance with the affordable housing provisions of the Community Redevelopment Law.
5. Use of Community Development Block Grant (CDBG) funds for housing services in lower income neighborhoods.

6. Provision of priority processing to projects that include affordability components.
7. Support of changes in planned land uses from non-residential to residential uses with high to very-high densities to provide affordable housing.
8. Support of upzoning of land planned for lower residential densities to provide affordable housing.
9. Support of density bonuses for residential projects that provide an affordability component within the project.
10. Preparation and adoption of an amendment to Second Unit Ordinance to make permits for second units ministerial in compliance with AB 1866.
11. Participation in mobile home park revenue bond financing to provide for reserved spaces and affordable rents for very low income households.

STAFF RECOMMENDATION

1. Receive and file the report.
2. Direct staff to forward a copy of this report to the Governor's Office of Planning and Research, the California Department of Housing and Community Development, and the Ventura County Planning Division.